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**APPRAISAL Dayton**

Consulting/Real Estate Appraisal  
**3673 Ridgeway Road**  
**Kettering, Ohio 45419**

**Michael N. Moorhead**  
 State Licensed General Appraiser

**Office 937-245-1997**

**Restricted Appraisal for Current Market Value**

Owner(s) of Property Renard L. and Keshia James										
Property Address 6821 Belleglade Drive, Huber Heights, Montgomery County, Ohio 45424								Date Inspected 9-Aug-16		Case # <b>16-32571</b>
Type of Const:	X	Detached	Floor Finish:	RoofingType:	5	Number Rm	2	Car Garage	X	Storm Sashes
Frame Built		SemiDetach	Typical	Asphalt	3	Bedrooms		Car Carport	X	Storm Doors
2003		Row			2	Bath		Builtin	X	Gutters
No Units	1	Stories	Wall Finish	HeatingType		Kitchens	X	Attached		Refrigerator
one		SplitLevel	Typical	Gas FA		Living Rm		Detached		Dishwasher
Square Feet	X	Basement				Dining Rm	X	Fireplace		GarbageDisp
1,462		CrawlSpace	Bath Finish	CoolingType		Family Rm		Porch		Microwave
Lot size		Slab	Typical	CA		Office	X	Deck		TrashCompact
0.29 acre		Finish Attic				Utility Rm		Fenced		OvenRange
	Pub	Indv	Comments					Type Street Paving		
Water	X							Asphalt		
Gas	X									
Electric	X									
SanSewer	X		Assessors Data for information					GeneralPropertyCondition		
								Average		

**Valuation Factors**

**Comparative Sales Data**

Location	Price	Date	Story	SqFt	Rms	Bed	Bath	Const	Age	Garage	Finc	Land
6515 Fountainhead Drive, Huber Heights, Montgomery County, Ohio 45424	\$143,000	10/26/15	1 Sty	1,534	6	3	2	Msnry/Frame Base Porch Deck Fence FP	2004	2 car att	FHA	0.18 acre
6839 Belleglade Drive, Huber Heights, Montgomery County, Ohio 45424	\$137,000	10/01/15	1 Sty	1,418	5	3	2.5	Msnry/Frame Base Deck Fence	2002	2 car att	Cash	0.18 acre
6743 Waterview Drive, Huber Heights, Montgomery County, Ohio 45424	\$159,300	08/17/15	1 Sty	1,632	5	3	2	Msnry/Frame Base Porch Deck Fence FP	2002	2 car att	VA	0.24 acre
6716 Waterview Drive, Huber Heights, Montgomery County, Ohio 45424	\$169,900	08/14/15	1 Sty	1,456	5	3	3	Msnry/Frame Base Patio FP	2002	2 car att	VA	0.19 acre



This is a restricted market value appraisal only for Chapter 13 bankruptcy purpose and is made at the request of the debtor or counsel for the debtor. The inspection of this property was done on:  
 August 9, 2016

I have no present or contemplated interest in the property. Compensation for the appraisal is not contingent upon the evaluation. As a result of my analysis and investigation, it is my opinion that the Current Market value as of the above date is estimated {at | \$161,500

*Michael N. Moorhead*

Michael N Moorhead, Appraiser  
 State of Ohio General Certified